

COMMITTEE AMENDMENT FORM

DATE: 01/31/07

COMMITTEE ZONING PAGE NUM. (S)

ORDINANCE I. D. #06-O-2261 SECTION (S)

RESOLUTION I. D. #07-R- PARA.

AMENDS THE LEGISLATION BY ADDING TEN (10) CONDITIONS WHICH
INCLUDES A SITE PLAN RECEIVED BY THE BUREAU OF PLANNING
10/19/06.

AMENDMENT DONE BY COUNCIL STAFF 01/31 /07

City Council
Atlanta, Georgia

06-O-2261

AN AMENDED ORDINANCE
BY: ZONING COMMITTEE

Z-06-107
Date Filed: 9-12-06

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **3415 and 0 Fairburn Road, S.W.**, be changed from the **I-1-C (Light Industrial-Conditional) District and the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District**, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lots 35 and 40, 14th ff District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

CONDITIONS FOR Z-06-107 for 3415 and 0 Fairburn Road, S.W.

1. A site plan entitled "Land Plan for Fairburn Road Tract A" by Travis Pruitt & Associates, Inc. dated April 26, 2006 and marked received by the Bureau of Planning October 19, 2006.
2. All utilities shall be underground.
3. Five (5)-foot Sidewalks shall be installed throughout the development and provide a 5-foot planting strip between the back of the curb and sidewalk for the planting of street trees and street lighting as per City of Atlanta regulations.
4. All detention areas shall be fenced and landscaped to minimize any visual impact to adjacent property or street. Landscaping plans for all detention area to be approved by the Bureau of Planning and the City Arborist Division of the Bureau of Buildings.
5. Applicant shall establish a program for guaranteeing maintenance of all common areas, including open space and streets, through condominium association, homeowner association, bonding or other protective maintenance guarantees.
6. Applicant will provide the total amount of green/open space acreage to be provided in this development to the Bureau of Planning prior to the Zoning Committee meeting. The total acreage of green space/open space shall not decrease and should be provided in substantially similar location to that depicted on the site plan.
7. The internal streets shall have a minimum 50-foot right-of-way with a minimum of 44-foot wide entrance area, and minimum 24-foot wide internal streets, measured from back of curb of back of the curb. Final approval of street layout and specifications will be made by the Department of Public Works.
8. All streets within the development will be constructed in accordance with the City of Atlanta's specifications for public streets.
9. There shall be no vinyl or aluminum siding used on the homes
10. A minimum of three (3) sides of each sides family detached home will be constructed of stone, stucco, brick, masonry, hardiplank or a combination of these materials.

